

1 **Finding of No Significant Impact**

2 **Community-Based Outpatient Clinic**

3 **City of Chesapeake, Virginia**

4 Pursuant to Section 102(2) (c) of the National Environmental Policy Act (NEPA) of 1969, the
5 General Services Administration (GSA) has prepared an Environmental Assessment (EA) for the
6 proposed to award a long-term lease to develop a new community-based outpatient clinic
7 (CBOC) for the U.S. Department of Veterans Affairs (VA) in the Hampton Roads region of
8 southeast Virginia. The purpose of the EA is to identify potential impacts from this project and to
9 provide an opportunity for public input. The EA explains the need for the project, the alternatives
10 that were considered to meet the need, the impacts that were identified, and how impacts will be
11 mitigated. The anticipated impacts, mitigation of impacts, and other information discussed
12 below, are incorporated by reference from the published EA.

13 **A. Proposed Action**

14 The GSA's Proposed Action is to award a long-term lease for the development of a new CBOC.
15 The selected developer will acquire the site, build the proposed stand-alone CBOC, and assume
16 ownership and maintenance of the site. The CBOC will be developed to support identified
17 program requirements for up to 215,000 rentable square feet within two contiguous floors and a
18 minimum of 1,050 parking spaces on a contiguous site. The existing CBOC in Virginia Beach
19 will continue to operate under the Proposed Action.

20 **B. Purpose and Need**

21 The purpose of the Proposed Action is to develop a new CBOC in the Hampton Roads region to
22 allow the VA to expand primary care, mental health, and eye clinic services and to provide
23 specialty care and advanced imaging services to veterans in a right-sized, state-of-the-art, energy
24 efficient health care facility. The Proposed Action will promote further accessibility to VA
25 provided health services for veterans who currently commute to the existing CBOC site in
26 Virginia Beach.

27 The Proposed Action is needed because the existing Virginia Beach CBOC cannot meet the
28 growing needs and services of the veteran population within the existing 13,000-square-foot
29 facility. While the Virginia Beach CBOC will continue to operate under the Proposed Action,
30 expansion of the site is not feasible due to physical constraints.

31 **C. Public Involvement**

32 The Notice of Intent to prepare an EA for the project was published in the *Federal Register* on
33 October 19, 2020. Public notification was also advertised in the *Virginian Pilot*, a daily
34 newspaper serving the Hampton Roads region and parts of northeastern North Carolina, on
35 October 20, 2020.

GSA mailed a scoping letter in October 2020 announcing the beginning of the EA process and soliciting comments to federal, state, and local government agencies; and individuals with a known or potential interest in the proposed action and its environmental impacts, including 34 adjacent property owners.

D. Alternatives Considered

1. Clearfield Avenue Alternative
2. Knells Ridge Boulevard Alternative – Design A
3. Knells Ridge Boulevard Alternative – Design B
4. No Action Alternative

E. Mitigation Measures

The selected developer will be required to adhere to the following mitigation measures to ensure the Proposed Action will have no significant impact on the human and natural environment:

Resource	Measure
Water Resources	<p>Control soil erosion and sedimentation impacts during construction by complying with the Virginia Department of Environmental Quality (VDEQ) Virginia Pollutant Discharge Elimination System (VPDES) permit.</p> <p>Obtain a permit from U.S. Army Corps of Engineers (USACE) and VDEQ for any filling or taking of wetlands on the Knells Ridge Boulevard site. Obtain a jurisdictional determination from USACE and obtain a permit from USACE and/or VDEQ for any filling or taking of wetlands on the Clearfield Avenue Site. Complete the permit-required mitigation measures.</p> <p>Coordinate with VDEQ, as required, to ensure that the Proposed Action is consistent with the VDEQ's Coastal Zone Management (CZM) Program.</p> <p>Design improvements in accordance with the requirements of the Energy Independence and Security Act Section 438 with respect to stormwater runoff quantity and characteristics.</p> <p>Ensure that the design of the CBOC includes sufficient stormwater management so water quantity/quality in receiving waters and/or off-site areas are not adversely affected.</p> <p>Comply with city, county, and/or state regulations and ordinances implementing the Chesapeake Bay Preservation Area.</p> <p>No mitigation needed under the No Action Alternative.</p>
Wildlife and Habitat	<p>Informal section 7 compliance under the Endangered Species Act confirmed no mitigation measures are required for any of the action alternatives. [Preparer's Note: Confirm once 30-day period for USFWS comments is complete].</p> <p>No mitigation needed under the No Action Alternative.</p>

Resource	Measure
Socioeconomics and Environmental Justice	<p>Secure the construction area to prevent unauthorized access by children from nearby residential areas.</p> <p>No mitigation needed under the No Action Alternative.</p>
Land Use	<p>Comply with applicable zoning requirements and development standards. Obtain a variance or conditional zoning, if applicable.</p> <p>No mitigation needed under the No Action Alternative.</p>
Traffic, Transportation, and Parking	<p>The selected developer, in consultation with the Virginia Department of Transportation and the City of Chesapeake, will determine final, reasonable mitigation measures.</p> <p>No mitigation needed under the No Action Alternative.</p>
Utilities	<p>None required.</p>
Aesthetics	<p>Comply with City of Chesapeake zoning for required setbacks and height limitations.</p> <p>Use vegetative buffers to enhance viewscales, particularly near adjacent residential properties.</p> <p>No mitigation needed under the No Action Alternative.</p>
Air Quality	<p>Use appropriate dust suppression methods (such as the use of water, dust, palliative, covers, and suspension of earth moving in high wind conditions) during on-site construction activities.</p> <p>Stabilize disturbed area through revegetation or mulching if the area will be inactive for several weeks or longer.</p> <p>Implement measures to reduce diesel particulate matter emissions from construction equipment, such as reducing idling time and using newer equipment with emissions controls.</p> <p>Comply with the applicable VDEQ air quality regulations. Secure any required minor air emissions permits from VDEQ prior to construction.</p> <p>No mitigation needed under the No Action Alternative.</p>
Cultural Resources	<p>Should potentially historic or culturally significant items be discovered during project construction, immediately cease work in the area until GSA, a qualified archaeologist, Virginia Department of Historic Resources (VDHR), and other consulting parties are contacted to properly identify and appropriately treat discovered items in accordance with applicable state and federal laws.</p> <p>No mitigation needed under the No Action Alternative.</p>
Geology and Soils	<p>Control soil erosion and sedimentation impacts during construction by implementing erosion prevention measures and complying with the VDEQ-issued VPDES permit, including the development and implementation of a site-specific Stormwater Pollution Prevention Plan. The VPDES permit will require stormwater runoff and erosion management using best management practices (BMPs), such</p>

Resource	Measure
	as earth berms, vegetative buffers and filter strips, and spill prevention and management techniques. The construction contractor will implement the sedimentation and erosion control measures specified in the VPDES permit and the Stormwater Pollution Prevention Plan to protect surface water quality. No mitigation needed under the No Action Alternative.
Noise	Limit construction and associated heavy truck traffic to between 6:30 a.m. and 10:00 p.m. on Monday through Friday, or during normal, weekday, work hours, in compliance with zoning requirements. Shut down noise-generating heavy equipment when it is not needed. Maintain equipment per manufacturer's recommendations to minimize noise generation. Encourage construction personnel to operate equipment in the quietest manner practicable (such as speed restrictions, retarder brake restrictions, engine speed restrictions). No mitigation needed under the No Action Alternative.
Community Services	None required.
Solid Waste and Hazardous Materials	Comply with applicable federal and state laws governing the use, generation, storage, transportation, and disposal of solid and hazardous materials and medical wastes. No mitigation needed under the No Action Alternative.

F. Finding of No Significant Impact

GSA has completed the environmental review process for the proposed project and, with GSA's commitment to implementing the above measures to mitigate any potential impacts, finds there is no significant impact to the quality of the human environment associated with the development of a CBOC on any of the proposed sites in the City of Chesapeake, Virginia. Therefore, an Environmental Impact Statement will not be prepared.

Recommended By:

Approved By:

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